

Single Family Residence **RESIDENTIAL**

22 RIVERSCAPE CT

SACRAMENTO, CA 95833

\$630,859 TopHap Estimate · \$261 / ft² · confidence 97 · as of Jul 14, 2026



5

BEDS

3

BATHS

2,419 ft²

LIVING AREA

0.18 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

8

ROOMS

2

PARKING

VALUATION

\$631K

\$610K low

\$652K high

Last Sale

\$485,000 · Jun 12, 2018

Est. Owner Equity

\$251,232

Loan-to-Value

62%

TAX & ASSESSMENT

Property Tax	\$7,013 (2025)
Assessed Value	\$562,879
Previous Assessed	\$551,843

PROPERTY FACTS

Property Type	Single Family Residence
Style	Custom Design
County	SACRAMENTO
Lot (acres)	0.18
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Fireplace	Yes
Pool	Yes

CLIMATE RISK

87 FLOOD	43 WILDFIRE	51 HEAT	39 STORM	26 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 7, 2018	Resale	Grant Deed	\$485,000	\$200	
Jun 7, 2018	Resale	Grant Deed	\$485,000	\$200	\$384K
Mar 12, 2018	Resale	Grant Deed	\$388,000	\$160	\$256K
Sep 26, 2017	Non-arms-length	Trustees Deed	\$421,022	\$174	
Jun 25, 2003	Quitclaim	Quit Claim Transfer			\$305K
Feb 28, 2001	Quitclaim	Quit Claim Transfer			
Feb 27, 2001	Resale	Grant Deed	\$278,500	\$115	\$223K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Two Rivers Elementary School	Elementary	KG–5	0.2 mi
Natomas High School	High	9–12	2.6 mi

Natomas Middle School	Middle	6–8	4.0 mi
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District: Natomas Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95833

98 CRIME INDEX	82 AIR POLLUTION	39,879 POPULATION	\$85K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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